



TIFFANY & BOSCO
P.A.

Dated: January 28, 2010

**2525 EAST CAMELBACK ROAD
SUITE 300**

PHOENIX, ARIZONA 85016

TELEPHONE: (602) 255-6000

FACSIMILE: (602) 255-0192

A handwritten signature in black ink, appearing to read "George B. Nielsen, Jr.", is written over a horizontal line.

GEORGE B. NIELSEN, JR
U.S. Bankruptcy Judge

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

10-00138/0203518469

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Khalil Khani
Debtor.

Wells Fargo Bank, N.A.
Movant,
vs.

Khalil Khani, Debtor, Roger W. Brown, Trustee.
Respondents.

No. 2:09-BK-28304-GBN

Chapter 7

ORDER

(Related to Docket #13)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated November 20, 2006 and recorded in the office of
3 the Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Khalil
4 Khani has an interest in, further described as:

5 Lot 64, HAMILTON HOMES TEMPE, according to Book 276 of Maps, Page 8, records of
6 Maricopa County, Arizona.

7 IT IS FURTHER ORDERED that Movant may contact the Debtor by telephone or written
8 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
9 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
10 with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against
11 Debtor if Debtors personal liability is discharged in this bankruptcy case.

12 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
13 to which the Debtor may convert.

14
15 DATED this ____ day of _____, 2010.

16
17 _____
18 JUDGE OF THE U.S. BANKRUPTCY COURT
19
20
21
22
23
24
25
26